



LEESBURG BOARD OF ARCHITECTURAL REVIEW STAFF REPORT

**PUBLIC HEARING AND REGULAR MEETING: 17 DECEMBER 2012
AGENDA ITEM 8b**

BAR Case No. TLHP-2012-0131 Comfort Suites: New construction of conference center – concept approval

Reviewer: Kim K. Del Rance, LEED AP
Address: **80 Prosperity Ave SE**
Zoning: B-2, H-2 Overlay District
Applicant/Owner: Bharat Patel

Description of Proposal:

Owner requests to build a new conference center with parking underneath next to the existing hotel.

Site Description:

The site is a parking lot bounded by Prosperity Ave to the northwest, the main hotel building to the southwest, trees and the ramp from Rt. 7 to Rt. 15S to the southeast and a large open grass area and another hotel to the northeast.

Context:

This site is east of downtown in the H-2 entry corridor and is south of Market Street near the intersection of Rt. 7 and Rt. 15. This area is primarily commercial with a suburban retail plan. Although this property is technically in the H-2 district due to its distance from Market Street, it cannot be seen from Market Street and only quickly seen if a passenger in a vehicle entering Rt. 15S from Rt. 7.

Site Development/Zoning Issues: This property is proposed to be a part of the Crescent Design District. In order to develop the project under the current zoning and H-2 design requirements the owner requests an approval to move forward with the known regulations of the current H-2 overlay designation.

APPLICATION OF THE GUIDELINES:

H-2 Corridor Design Guidelines

p. 10-12 Compatibility of use, siting, height/size, building scale, massing, roof pitch, roof form, construction materials, detailing, color and design expression as well as variety compatible with but not identical to surrounding appropriately designed properties.

At a conceptual level the new conference center is sited properly, the appropriate height and massing with a variety of building exteriors that are compatible with the original EIFS hotel and the addition of a traditional brick used as a veneer. The flat roof may be appropriate; however the lack of variety in parapet heights or façade depths, particularly on the north (side) elevation can be improved. The north elevation could also benefit from being treated as more than a rear elevation and more like a secondary or side façade since it will be visible from the neighboring Days Inn to the north. If windows cannot be added due to interior programming, then other design elements should be considered to break the blankness and asymmetrical nature of the exit doors and small flat overhead canopy.

STAFF ASSESSMENT

The new Conference center in concept is appropriate and all changes needed to bring it into alignment with the H-2 Design Guidelines can all be made during the final approval stage. Details such as product materials, finishes, colors, lighting fixtures and any likely accompanying site fixtures such as an additional dumpster enclosure will need to be addressed and the current ratio of material use may need to be adjusted before that approval can be given.

STAFF RECOMMENDATION

Based on the findings that:

- The proposed conference center meets the basic H-2 Design Guidelines as far as size, scale, massing, roof form, proposed materials and height.

Staff recommends approval of TLHP-2012-0131 subject to the drawings and materials submitted by Bharat Patel as part of this application material set dated November 19, 2012 with the following conditions.

- This approval is for the concept and basic design.
- All details will be addressed during the final approval to be submitted for a final Certificate of Appropriateness at a later date.

DRAFT MOTION

(Based on the BAR's discussion at the meeting, any changes to the language of either part of the motion should be incorporated as necessary.)

I move that TLHP-2012-0131 be approved subject to the application submitted by Bharat Patel on November 19, 2012 and subject to the findings and conditions of approval as stated in the December 17, 2012 Staff Report (or as amended by the BAR on December 17, 2012).